

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, February 25, 2016

5:00 P.M.

AMENDED AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA-16-07**
 - 213 S. Rogers: Scattered Site (Frosted Foods)
 - Request for new wall sign.
 - Commission Review**
 - A. COA-16-08 (If interim protection inacted.)**
 - 305 E. Vermilya Ave.
 - Regency: Dan Becker
 - Removal of ribbon windows and replacement with door and sidelights.
- V. DEMOLITION DELAY**
 - A. Demo Delay 16-07**
 - 322 E. Cottage Grove
 - Partial demolition.
- VI. NEW BUSINESS**
 - A. 305 E. Vermilya Ave.**
- VII. OLD BUSINESS**
 - A. Courthouse Square Update**
 - B. Findings of Facts for COA-16-03**
 - C. Greater Restaurant Row**
 - D. Preservation Month**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, March 10, 2016 at 5:00 p.m. in the McCloskey Room

Posted: February 18, 2016

Certificates of Appropriateness: Staff Review

A. COA-16-07

213 S. Rogers St.: Scattered Site (Frosted Foods)

Notable, c. 1927, 1940, 1947, Sheet Metal/Auto Repair Shop

Request for a 54"x76"x6" directory sign affixed to the mortar using lag bolt anchors. Staff approved and released permit.

DEMOLITION DELAY-16-07

Summary

Deck removal.

322 E. Cottage Grove

Contributing

105-055-35909

House, Pyramid roof cottage, c. 1910



This is a one-story c. 1910 slightly altered pyramid roof cottage. The property is located at the corner of E. Cottage Grove and N. Grant St. The project includes removal of a non-original small rear deck. The deck is visible from the rear alley and N. Grant St. The deck removal will not alter the historic significance of the house. Staff recommends release of the permit.



305 East Vermilya

Staff Report

Bloomington Historic Preservation Commission

**Basis for Architectural Significance:**

- **Embodies distinguishing characteristics of an architectural or engineering type; or**
- Is the work of a designer whose individual work has significantly influenced the development of the community; or
- Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- **Contains any architectural style, detail, or other element in danger of being lost; or**
- Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or
- **Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

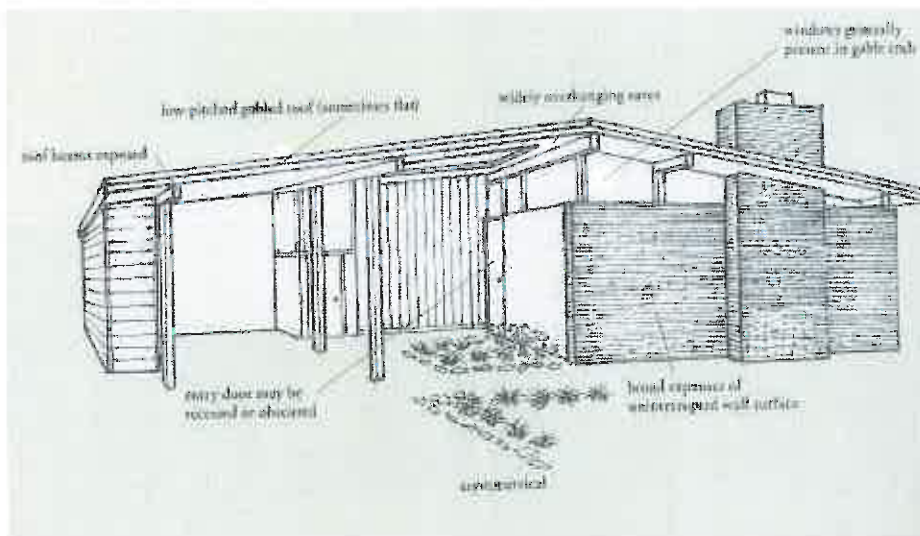


This residential structure is located just off of South Walnut Street and is zoned as Residential high-density multifamily (RH). The property is an anomaly for the area as there is an apartment complex to the east and early 20th century bungalows and cottages to the west. The property does not appear on historic air photos until 1967 as it was not yet constructed when the 1961 air photos were taken. The property was constructed off of plans sent away for by the Tennell family in the early 1960s, according to their daughter, and has not changed significantly since the date of construction.

This property has an "Outstanding" rating on the state historic properties inventory. The state survey lists the property as a slightly altered c. 1960 Massed Ranch style home, but takes on more elements of a front-gabled Contemporary style. This style was made popular by many prominent California based suburban developers and architects, such as Joseph Eichler. Key elements of an Eichler house are post-and-beam construction, walls of glass, strong indoor-outdoor connections to an atrium, courtyard, or patio, and a mid-century modern esthetic. More broadly Contemporary style is often characterized by recessed entries, wide overhanging eaves with exposed beams, low-pitched roofs, broad horizontal-focused façades, open carport, and large expanses of glass and windows, providing an open feeling connected to the landscape. This style was most prominent between post-WWII and the mid-1960s.

The Modern movement of architecture can be observed in the United States as early as the 1900s with Prairie and Craftsman style, primarily spread through the Midwest by architect Frank Lloyd Wright. In the 1930s-1950s, influences from Germany's modernist

architecture and design school, Bauhaus, brought the International style to America via architects such as Meis van der Rohe. International style was “machine age” architecture that removed ornamentation that is typical in previous styles or more traditional forms. There was also a more widespread use of new technologies in the form of building techniques and materials, such as steel and wide expanses of glass. However, mid-century architecture can generally be categorized into two categories, modern-traditional and mainstream Modern. In 1934, Congress created the Federal Housing Administration (FHA). The same year, the National Housing Act of 1934 was released by the FHA, which intended to “regulate interest rates and mortgage terms after the banking crisis of the 1930s.”¹ The FHA’s purpose in the mortgage program was to combine efforts of private and public interests and provide affordable, market-oriented housing to low-income people. The FHA also provided assistance to many veterans through mortgage programs post-WWII. “The FHA did not believe that neighborhoods of starkly modern houses were a good investment for veterans—or for anyone else—and therefore lenders financed a more conservative branch of modernism” the less daring “Bankers Modern” styles, consisting of basic Minimal Traditionals and casual Ranch houses.”² This house is representative of the more Avant guard mainstream Modern, while many houses of this era took on the more conservative “Bankers Modern” style, making this a unique style.



As this style is not prominent in the Midwest, it makes this property a unique style to Bloomington. It is also surrounded by later construction apartment buildings and smaller cottages, which

makes this a hidden gem that should be protected. It is listed as “Outstanding” on the State survey, an honor left to those properties that best represent a particular era or style and worthy of local designation to protect for future generations.

The owners “would say that we are not in favor of designation. We feel like it encumbers the property and removes rights that the owner would otherwise have. However, as long as we are able to move forward with the plan to make the requested changes and then

¹ “The Federal Housing Administration (FHA),” U.S. Department of Housing and Urban Development, http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/fhahistory.

² Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 2nd ed. (New York: Knopf, 2013), 549.

operate the house as a rental unit with an attached leasing office we are not going to protest or fight designation.”

Staff recommends local designation.

COA-16-08

Summary

Removing the ribbon windows and replacing with a door and sidelights.

305 E. Vermilya Ave.
Regency
Petitioner: Dan Becker

Outstanding

105-055-60891

House; Massed Ranch, c. 1960

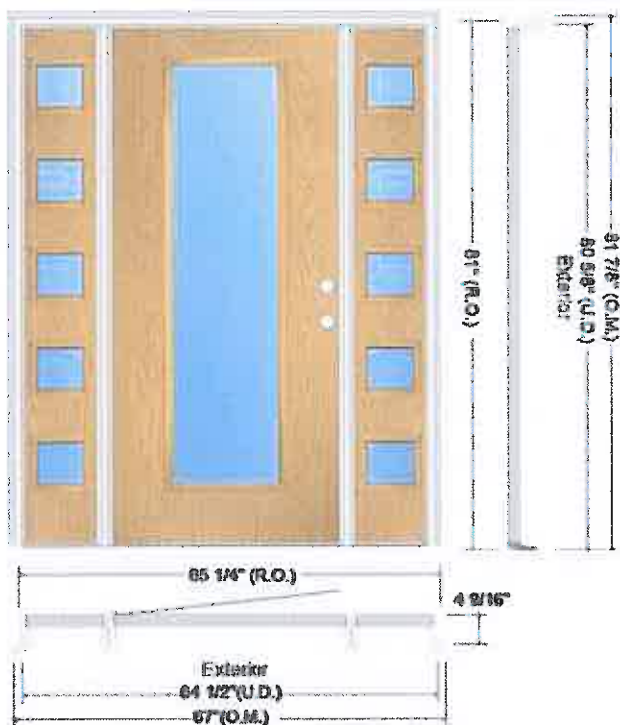


EXISTING CONDITIONS: This is a one-story c. 1960 brick massed ranch with a front gabled roof. The state survey lists the property as a slightly altered c. 1960 Massed Ranch style home, but takes on more elements of a front-gabled Contemporary style. The Contemporary style was made popular by many prominent California based suburban developers and architects. This style is often characterized by recessed entries, wide overhanging eaves with exposed beams, low-pitched roofs, broad horizontal-focused façades, open carport, and large expanses of

glass and windows, providing an open feeling connected to the landscape. This style was most prominent between post-WWII and the mid-1960s.



PROPOSED: The petitioner is proposing removing the ribbon windows and replacing with a door and sidelights, to be used as a leasing office for the adjacent apartment complex. The rest of the house is to be rented out as a single family rental. They are proposing two doors and will depend on if they will have to provide a structural I beam, once they have done further investigation.



[View Details](#)

[Where to Buy](#)

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View style number(s), features and additional information.

The petitioner has worked with me on selecting an era appropriate door option and the two above are the options. The one on the left would have full glass side lights instead of the small squares. The change from a window to a door by itself is not concerning, but may cause the listing on the state survey to be demoted to “notable.” However, “notable” properties still have eligibility for listing on the National Register of Historic Places. Another issue of concern they have raised as an option is installation of a metal roof. As it stands, changing the roof material by itself would not trigger the demolition delay process and leaves the property vulnerable. If the property receives a metal roof, it would alter the character of the house so much that it would potentially move to a “contributing” listing and no longer a good candidate for listing on the National Register of Historic Properties in the future.

As this style is not a prominent one in the Midwest, it makes this property a unique style to Bloomington. It is also surrounded by later construction apartment buildings and smaller cottages, which makes this a hidden gem that should be protected. It is listed as “outstanding” on the State survey, an honor left to those properties that best represent a particular era or style. Staff recommends the Commission move forward with local designation of this unique property.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-16-08

Date Filed: _____

Scheduled for Hearing: 2/25/2016

Address of Historic Property: 305 E. Vermilya

Petitioner's Name: Regency Consolidated Residential LLC: Dan Becker

Petitioner's Address: 2417 Fields South Dr., Champaign, IL 61822

Phone Number/e-mail: D.Becker@regencyapartments.com

Owner's Name: same

Owner's Address: same

Phone Number/e-mail: same

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



FRONT FROM STREET



EAST SIDE NEAR
PARKING ENTRANCE

PROPOSED
ENTRANCE DOOR
LOCATION



WINDOW FROM EAST
PARKING LOT

PROPOSED
ENTRANCE DOOR
LOCATION

PROPOSED
ENTRANCE DOOR
LOCATION



NORTHEAST CORNER
FROM STREET

PROPOSED
ENTRANCE DOOR
LOCATION



EAST SIDE AT BACK
OF PARKING LOT

PROPOSED
ENTRANCE DOOR
LOCATION



WINDOW FROM EAST
PARKING LOT

PS

PHOTO SHEET
JANUARY 12, 2016

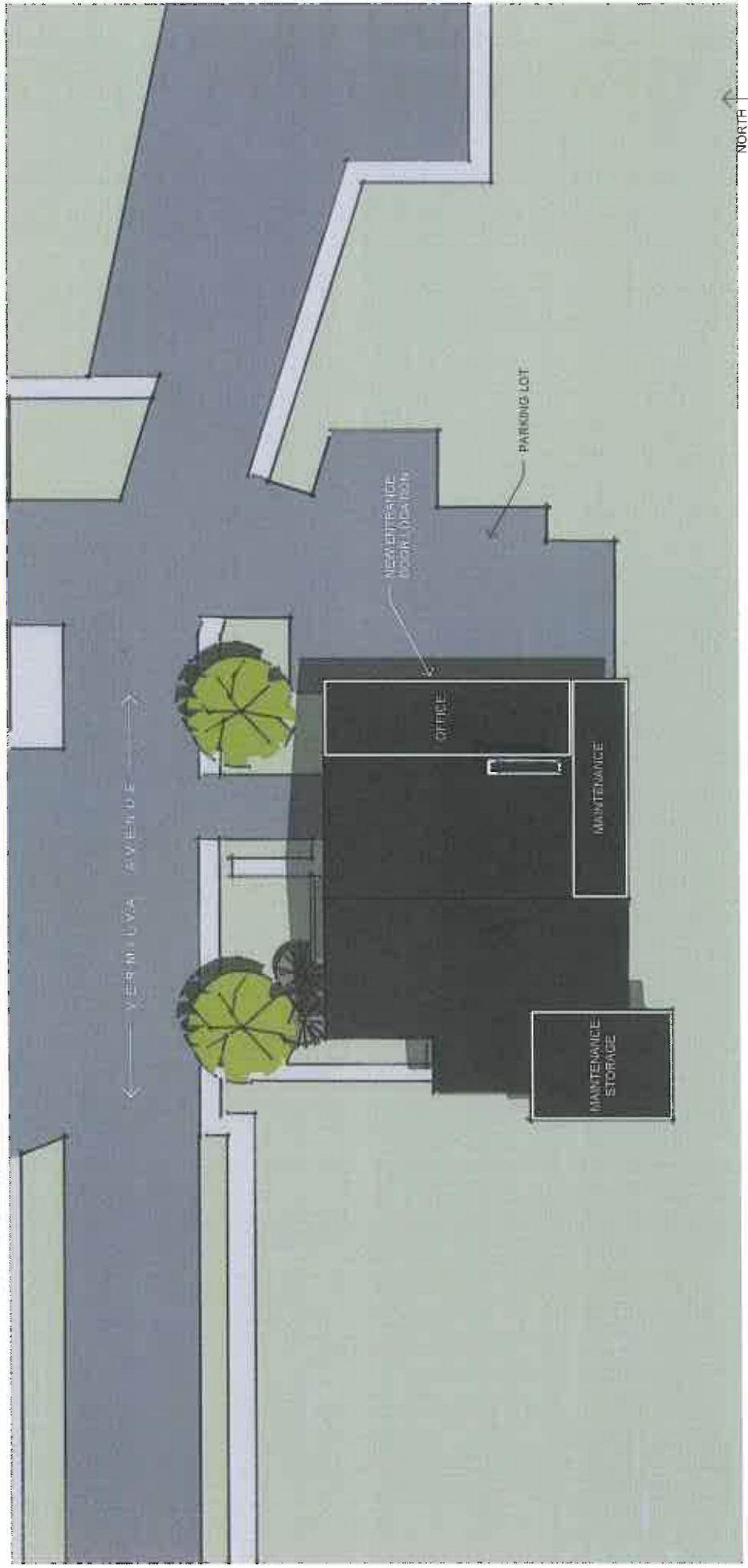
305 EAST VERMILYA
BLOOMINGTON, INDIANA

PRELIMINARY

301 N. NEL STREET, SUITE 400
CHAMPAIGN, ILLINOIS 61820
P 217.955.8731 F jpa@mod3arch.com
ILL. PROF. DESIGN FIRM #164.008957

M O D E 3

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SITE PLAN A0.1

NO SCALE
JANUARY 12, 2018

301 N. NIEL STREET SUITE 400
CHAMPAIGN, ILLINOIS 61820
P 217.355.8731 | E jason@mode3arch.com
ILL. PROF. DESIGN FIRM #15408897
2016 MODE 3 ARCHITECTURE INC. ARCHITECTURE

PRELIMINARY

305 EAST VERMILION
BLOOMINGTON, INDIANA



STREET VIEW A0.2

NO SCALE
JANUARY 12, 2016

PRELIMINARY

305 EAST VERMILYA
BLOOMINGTON, INDIANA

301 N. NEIL STREET, SUITE 400
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P 217.255.8731 | E info@mode3arch.com
ILL. PROF. DESIGN FRM #154.008957

2016 MODE 3 ARCHITECTURE INC. ARCHITECTURE



EAST ELEVATION A0.3

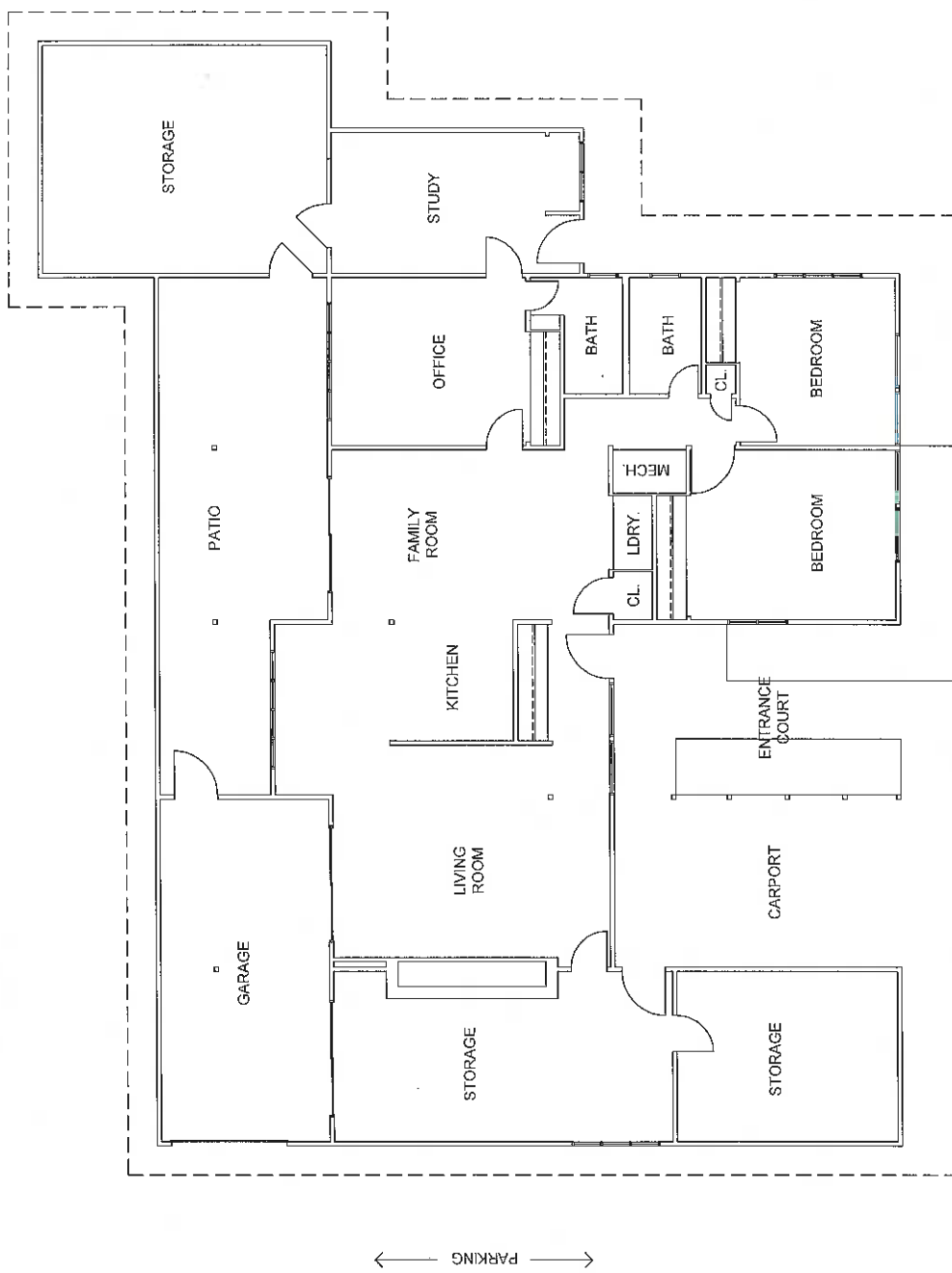
NO SCALE
JANUARY 12, 2018



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PRELIMINARY

305 EAST VERMILION
BLOOMINGTON, INDIANA



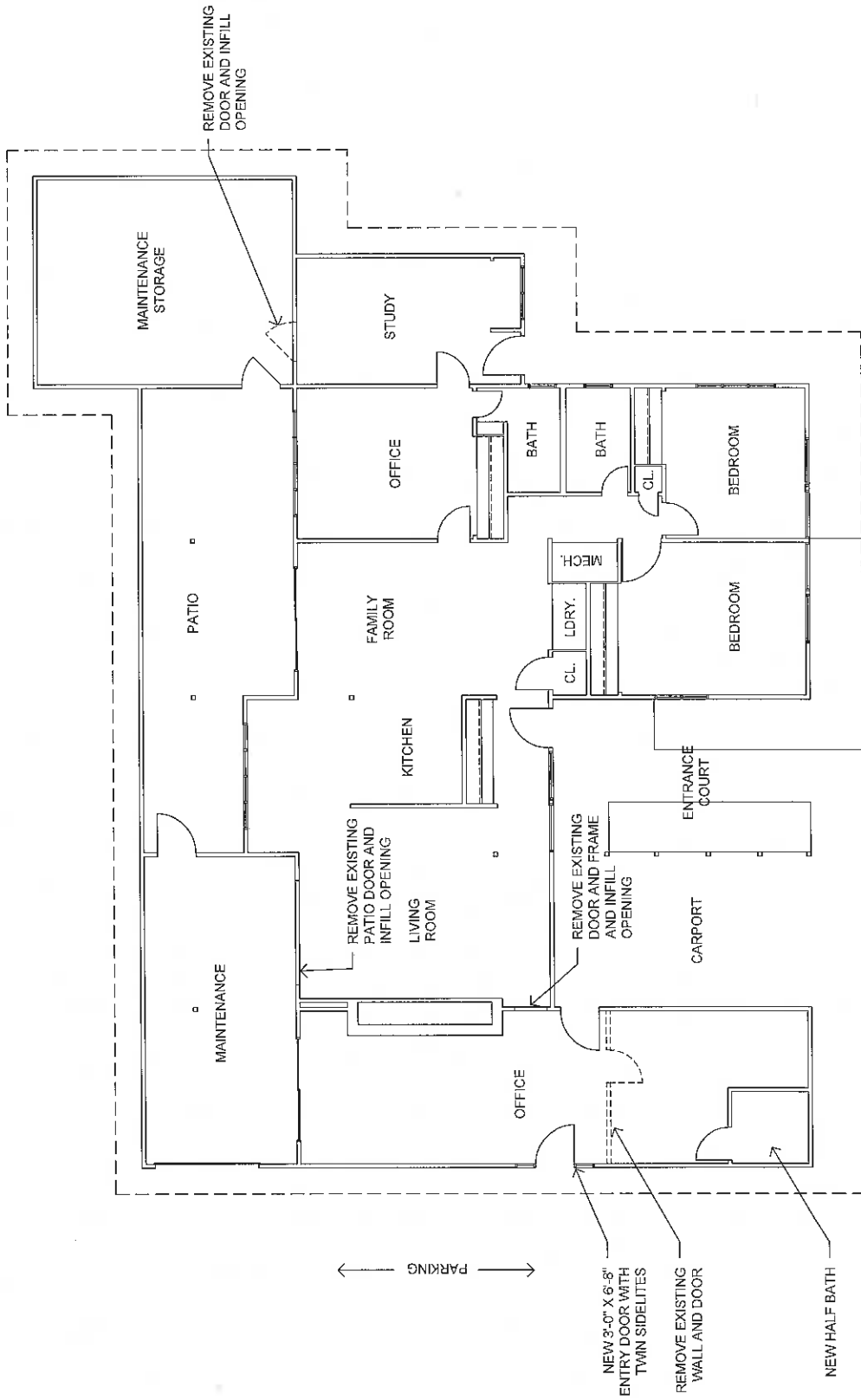
EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 JANUARY 12, 2016
 NORTH ↑

A1.0

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 IL PROF. DESIGN FIRM #184.008697
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PRELIMINARY

305 EAST VERMILYA
 BLOOMINGTON, INDIANA



NORTH

A1.1

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"
JANUARY 12, 2016

305 EAST VERMILYA
BLOOMINGTON, INDIANA

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PRELIMINARY

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